

AMERICAN TRADITION STANDARD SPECIFICATIONS

Revised DECEMBER 15, 2015

FLOOR SYSTEM

- 2X10 Outer Rim
- Floor joists @ 19.2" o.c.
- One Piece 10# I-Beam
- ¾" OSB floor deck, glued and nailed.
- All Floor coverings by others

EXTERIOR WALLS

- 2X6 studs @ 16" o.c.
- Sgl. bottom & Dbl. top plate
- R-23 Blown insulation
- 7/16" OSB Sheathing w/ Full Box construction
- House wrap air barrier
- LP Smart Side w/ White 4" trim on windows/doors
- EDCO Aluminum soffit & steel fascia with 2x6 sub fascia

ROOF SYSTEM

- 5/12 pitch, truncated, with 24" eaves
- Engineered Roof trusses 30 lb.
- Gable Ends
- 7/16" OSB roof sheathing w/clips, stapled
- R-49 Blown insulation
- Ridge vent
- 30 yr. Tamko Arch. shingles, Weathered Wood
- 30 lb. felt paper with ice & water shield to meet LL requirement

ELECTRICAL

- Light fixtures in all rooms, except Living room
- DH Millbridge Light package, SN
- Exterior lights at each exterior door
- 200 amp panel w/breakers, GFI per code
- 2 ext. GFI outlets, (1-front, 1-rear) per code
- Copper Romex wire 12/2 w/ground
- Smoke detectors with battery back-up in each bedroom, per code
- Combination Carbon Monoxide/Smoke detectors at each end of house (hallway) & basement
- Wire for doorbell
- Wire for Electric range
- Can Lights over bar (per plan)

PLUMBING

- PEX waterlines
- PVC drain, vent and waste
- In-line shut-offs at each fixture
- Hose bib at front & rear
- Rough-in for radon vent

FURNACE and DUCT

- Ductwork, Registers & cutouts
- Install for wall cavity cold air returns, grills
- Pull wire only for Thermostat

EXTERIOR DOORS & WINDOWS

- Pella Encompass SH vinyl, Low-E, w-screen, white
- 6/0 Pella Encompass vinyl sliding patio door, per plan
- Pictured framed with Oak colonial casing
- 3/0x6/8 6-panel insulated TS210 Therma Tru, front & rear, painted white
- 20 minute rated TS210 door at garage entry
- Kwikset Satin Nickel keyed lockset & deadbolt

INTERIOR TRIM & DOORS

- Oak Hollow Core doors
- 3 each mortised hinges
- Kwikset Satin Nickel, Privacy & Passage knob
- Oak Colonial, 2 ¾" base, 2 ¼" casing, jamb, stops

INTERIOR WALLS & CEILING - flat

- 2x4 studs @ 16" o.c. - 8' height
- ½" gypsum sheetrock on walls
- 5/8" fire rated gypsum sheetrock on ceiling
- Walls & Ceilings taped, mudded, sanded, and painted Dover white (*Knockdown ceilings, Smooth walls*) Insulate bath walls
- Wall corners are square
- Closet Maid wire shelving in closets

KITCHEN

- Koch Express Windsor Red Oak cabinets
- 30" upper cabinets with adjustable shelving
- Drawer over door on base cabinets
- Wilsonart Laminate countertop, backsplash 6"x6" w/ 1 row 2"x6" bullnose
- Stainless Steel Dbl bowl sink 8" deep
- Moen Chateau Chrome Single handle faucet w-sprayer
- Non-vented Range Hood with light, white
- Garbage disposal ½ hp
- Plumb & wire for dishwasher

BATHROOMS

- Vanity base, Koch Express Windsor Red Oak cabinets, to match kitchen
- Onyx vanity Tops with recessed bowl
- Mirror sized per vanity
- Moen Chateau Chrome Single handle chrome faucet
- SBW3360 FG 1 pc tub/shower w-Moen Chateau Chrome faucet
- SH48 FG shower w-door & Moen Chateau Chrome faucet
- Elongated toilet bowl & tank
- Chrome paper holder, towel bar & towel ring
- Broan Vent Fan

LAUNDRY/UTILITY

- Washer & Dryer hookups
- Shelf & Rod over Washer/Dryer